

MINUTES
SANDY CITY COUNCIL MEETING

Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

December 18, 2007

Meeting was commenced at 7:00 p.m.

PRESENT:

Council Members: Chairman Bryant Anderson, Vice Chairman Chris McCandless, Scott Cowdell, Steve Fairbanks, Linda Martinez Saville, Stephen Smith, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Code Enforcement Scott Marsell; Public Works Director Rick Smith; Deputy to the Mayor John Hiskey; Economic Development Randy Sant; Police Chief Stephen Chapman; Assistant Parks & Recreation Director Scott Earl; Chief Building Officer Scott Marsell; Assistant to the CAO Korban Lee; Council Office Director Phil Glenn; Council Executive Secretary Wendy Densley

ABSENT/EXCUSED:

1. OPENING REMARKS/PRAYER/PLEDGE:

The Prayer was offered by Korban Lee, Assistant to the CAO, and the Pledge was led by Assistant Parks & Recreation Director Scott Earl.

2. SPECIAL PRESENTATION:

a) Alta High School Football 5A State Championship

Bryant Anderson and **Mayor Dolan** presented the Alta High Football team and coaches commendations for winning the 5A State Championships played on November 16, 2007. He reported that he and Mayor Curtis from Layton made a friendly bet on who would win the State Championship, the Mayor of the City whose team lost had to sing the opponent's fight song in front of the winning City's Council meeting. He reported that Mayor Curtis is here to sing the Alta High fight song to congratulate the team on their win.

3. CITIZEN(S) COMMENTS:

a. There were no citizen comments.

COUNCIL ITEMS:

4. Citizen Survey Historic Sandy Community Plan Survey

Discussion:

Korban Lee explained that while in the process of investigating and considering building a community center, one of the items to consider was if there was a demand for a community center in the Historic Sandy area; and if so what services and programs would be appropriate. He reported that one thing that was considered as a way to judge that demand was a survey of the citizens in the Historic Sandy area. The City teamed up with a group of students from the University of Utah, Katie McCarthy, Alicia Brown, Polly Hilton, and Mike Florence, who completed

a survey of residents in the Historic area.

Katie McCarthy and Alicia Brown presented to the Council the results of the survey that was conducted with the residents of the Historic Sandy Area. (see attached exhibit A)

Council Question:

Chris McCandless asked what percentage of the respondents were empty nesters between the ages of 50-65.

Alisha Brown reported that the percentage of those ages 50-64 years old was 28%.

Scott Cowdell asked if the 83% who did not support the use of taxes, responded on how this could happen without more participation. He also asked if the conclusion is that the user fees would pay for the building and refurbishing and supporting the ongoing programs, or is it just a supplement.

Alisha Brown reported that the questions didn't go further than user fees.

Katie McCarthy explained that user fees would offset the operation cost of running the programs, in terms of the capital cost of the building it is unlikely that the user fees would be enough to take care of the costs of the building. On the question regarding the use of the taxes, the largest group was unsure; they weren't told how much the tax would be or what other services they would be giving up in order to get the community center, it was a very vague question; the intent was to obtain an idea of what percentage would be willing to use taxes.

Steve Smith explained that he noticed that the unsure numbers were high; he asked if there is a sense with the unsure respondents on which way they would break, yes or no, or would there be a specific response if more information was given to help them make the yes or no decision.

Katie McCarthy explained that the survey was contracted to an outside firm, and having not spoken with the respondents directly they can't answer Councilman Smith's question.

Korban Lee reported that the numbers of unswers wasn't surprising, since there were so many unswers as to what was being offered and what was being asked. He explained that the facility to be used and the programs to be offered is unknown. He explained that it was expected to see high numbers of unsure answers.

Phil Glenn asked if the sampling methods that were used, showed an accurate reflection of how many seniors over 65 were surveyed, and if the numbers were similar to the Census.

Katy McCarthy explained that the survey results showed 42% of respondents were 65 years and older, the 2000 Census reported that 27% of Sandy residents were 65 and older. She explained that in terms of age, that average respondent age was 49, Census reported that the average age was 31 years old.

Linda Saville asked if this could be brought back at a later date, giving the Council time to review the information and the results of the survey.

Korban Lee reported that these students are at the end of their semester and would not be available to return on a later date. He reported that he would be willing to answer any questions the Council had.

Chris McCandless asked if a list of programs that Copperview Recreation Center provide could be given to each Council member. (These programs are already reflected in previous study matrices).

Scott Cowdell reported that he would like to see this survey expanded into more specific types of questions, and even expanded to questions regarding uses for the building. He suggested a question similar to "are people willing or want to keep the Parks and Recreation building". He explained that he is disappointed in the underwhelming response to this survey and feels this needs to be expanded further, not only of the programs but the use of the present facility itself.

Bryant Anderson thinks that the circle of the survey needs to be drawn a little larger than just the Historic Sandy Area, with the two locations of the centers being in the Alta Canyon area and the Historic Sandy area. He explained that there were some areas between Historic Sandy and the Alta Canyon area which should be surveyed.

Scott Cowdell explained that in the distance between Historic Sandy and Alta Canyon that there are two large subdivisions that could affect the survey results.

Mayor Dolan explained that this is a snapshot at the beginning of a process that gives us information and data to move on with.

5. **Discussion: Pros/Cons – Code Enforcement Policy Alternatives**

Discussion:

Steve Fairbanks asked that this item be postpone until January 2008.

Phil Glenn explained that several years ago when the Neighborhood Preservation Plan was adopted, it was adopted as a result of having gone through lengthy reviews of the Planning Commission, City Council and Citizen Committees. The vast majority of complaints and concerns the Administration have been receiving are due to the deterioration of neighborhoods. He explained that there is a need for a discussion on how to help the Administration know how to and to what degree to enforce this Ordinance.

Dennis Tenney asked if Scott Marsell, Chief Building Officer, feels that there are adequate tools for the code enforcement officers at this time to enforce this Ordinance.

Scott Marsell explained that the City has come a long way in neighborhood preservation. He explained that it is hard for many people to take neighborhood perseveration seriously; they have too much to deal with to worry about neighbors' weeds. The City Council, the City Attorney's office and the administration have given great support to the Code Officers. He reported that the Officers will work with people for as long as they can and for as long as the people are willing and trying to work with us. He reported that they have received complaints that have been resolved. He reported that some who were not willing to work with the city have been taken to the court system.

Scott Cowdell would like to see the pros and cons of civil versus criminal charges being filed in these cases. He asked if Walter Miller could expand on that in future meetings.

Motion: Scott Cowdell made the motion to post pone this discussion until January 2008.

Second: Chris McCandless

Vote: McCandless- Yes, Tenney- Yes, Cowdell – Yes, Smith – Yes, Saville- Yes,
Fairbanks- Yes, Anderson – Yes

Motion Approved: All members in favor.

6. **Appointing Council Chairman and Vice Chairman**

Resolution #07-69C – appointing the Council Chairman and Vice Chairman to fill a six month

term ending June 30, 2008.

Discussion:

Phil Glenn, Council Office Director explained that per Council Operational Policy, Vice Chairman Chris McCandless will be the next Chairman, the Council will need to vote for the Vice Chairman. He then passed out paper ballots for those votes. After the votes are collected, Byron Jorgenson, Phil Glenn, and Walter Miller will tally the votes. Scott Cowdell was elected to be the Vice Chairman for the next 6 months. Phil Glenn thanked Bryant for doing a great job as Chairman.

Motion: Dennis Tenney made a motion to adopt Resolution #07-69C to appoint Chris McCandless as Chairman, and Scott Cowdell as Vice Chairman for the six month term ending June 30, 2008.

Second: Linda Martinez-Saville

Vote: Tenney - Yes; Cowdell - Yes; Smith - Yes; Saville - Yes; Fairbanks - Yes; McCandless - Yes; Anderson - Yes.

Motion Approved: All members voted yes.

7. Appointments to the Various Sandy City Citizen Committees

Resolution #07-70C - appointing Council Members to the various Sandy City Citizen Committees.

Motion: Scott Cowdell made a motion to adopt Resolution #07-70C appointing council members to serve on various citizen committees, boards and commissions as follows:

- | | | |
|-----|---|------------------------|
| 1. | The Orchestra & Chorus of Sandy City | Bryant Anderson |
| 2. | Arts Guild | Bryant Anderson |
| 3. | Auto Mall Review Committee | Dennis Tenney |
| 4. | Beautification Committee | Linda Martinez-Saville |
| 5. | Board of Adjustment | Linda Martinez-Saville |
| 6. | CDBG Committee | Scott Cowdell |
| 7. | Chamber of Commerce Board | Steve Fairbanks |
| 8. | Civic Center Architectural Review Committee | Steve Smith |
| | | Chris McCandless |
| 9. | Community Response Team Advisory Committee..... | Scott Cowdell |
| 10. | Dimple Dell Advisory Board | County Appointment* |
| 11. | Healthy Sandy Steering Committee..... | Steve Fairbanks |
| | | Linda Martinez-Saville |
| | | Steve Smith |
| 12. | Historic Committee..... | Scott Cowdell |
| 13. | Planning Commission Liaison | Dennis Tenney |
| 14. | Public Safety Committee | Steve Fairbanks |
| 15. | Public Safety Review Board | Scott Cowdell |
| 16. | Public Utilities Advisory Board | Chris McCandless |
| | | Steve Fairbanks |
| 17. | Recreation Trails Committee | Linda Martinez-Saville |
| 18. | Sandy City Employees= Association | Scott Cowdell |
| 19. | Sandy Pride Committee | Bryant Anderson |
| | | Linda Martinez-Saville |
| | | Chris McCandless |

- | | | |
|-----|--|---|
| 20. | Sandy Club AA Safe Place for Boys & Girls@ | Dennis Tenney
Chris McCandless |
| 21. | Senior Center Advisory Council..... | Linda Martinez-Saville |
| 22. | Transportation Committee | Chris McCandless
Steve Fairbanks |
| 23. | ULCT Legislative Policy Committee..... | Bryant Anderson
Dennis Tenney
Steve Smith |
| | (*Annual Appointment made by the League*)
(3 rd Monday during Session everyon.) | |
| 24. | Association of City Councils | Dennis Tenney |
| 25. | COG Representative | Bryant Anderson |
| | (*One Year appointment - January to January) | |

Second: Dennis Tenney

Vote: Smith - Yes, McCandless- Yes, Fairbanks- Yes, Cowdell- Yes, Tenney- Yes,
Saville- Yes, Anderson- Yes

Motion approved: all members voted in favor.

8. Canceling the December 25, 2007 and the January 1, 2008, City Council Meetings
Resolution #07-71C - canceling the December 25, 2007 and January 1, 2008 City Council Meetings.

Motion: Scott Cowdell made motion to approve Resolution #07-71C canceling the December 25, 2007 and January 1, 2008 City Council Meetings.

Second: Chris McCandless

Vote: McCandless- Yes, Tenney- Yes, Cowdell - Yes, Smith - Yes, Saville- Yes,
Fairbanks- Yes, Anderson - Yes

Motion Approved: All members voted yes.

9. Process for filling Citizen Committees Vacancies

Discussion:

Phil Glenn reported that information has been received from the different departments who staff the Citizen Committees indicating the vacancies existing. He explained that another memorandum summarizing these vacancies along with a complete roster of all the committees will be sent out to the Council Members. He reported that advertisements will be going out in the various Sandy media; but have had a small response to these announcements in the past.

10. Light Rail Corridor: TRAX Extension, 100th - 114th South, Future Discussion with UTA

Discussion:

Bryant Anderson reported that UTA has asked to make a presentation to the City Council regarding the TRAX extension from 100th to 114th South. He reported that a brief discussion was held during planning meeting regarding the impact of the TRAX line to several properties. He would like to review these impacts. He feels there is a need to have a discussion before the UTA presentation.

Dennis Tenney feels that UTA should come and give their presentation and then the Council could ask questions. He feels the presentation might be able to answer questions before they are asked.

Steve Smith feels this is a courtesy visit from UTA to let the City know what has already been planned for this extension.

Chris McCandless explained that it is a straight line from 100th to 114th, with one stop at 118th south. He doesn't feel there is much need to discuss this issue.

Scott Cowdell would like to find out if the Conditional Use Permit, that UTA has with the City, extends past 100th south, into the city's southern border. He would like to review the Conditional Use agreement with UTA, he feels that there are some conditions they haven't met. One being the up keep of the entire TRAX corridor, with them maintaining the run from border to border.

Bryant Anderson suggested making a list of items to be discussed during a planning meeting before the presentation is given.

At 8:22 p.m. a motion was made by Dennis Tenney to adjourn City Council Meeting and convene into the Redevelopment Agency Meeting. Chris McCandless Seconded the motion. All members voted in favor. See separate RDA minutes.

At 8:27 p.m. a motion was made by Dennis Tenney to adjourn the Redevelopment Agency Meeting and reconvene into the City Council Meeting. Scott Cowdell seconded the motion, all members voted in favor.

11. MAYOR'S REPORT

- a) **Mayor Dolan** reported that the School District West side transition team has been established. With all members in place, east and west, he hoped that this could be a very simple and fair split. Some guidelines will be adopted, and there might be a few areas of dispute; if it becomes a hostile situation, which he doesn't see happening.
- b) **Mayor Dolan** reported that at the recent County's Mayor's Conference, there has been some difficulty dealing with the County on the jail situation. He explained that the cities support the expansion of the jail. The County has taken a different tact that the jail expansion is too expensive. He reported that the cities have been getting several complaints from the Justice Courts in regard to criminals being caught and released, due to the fact that the jail is overcrowded. He explained that the Mayors feel this needs to be taken back to the County Council and have a discussion on opening up the Oxbow jail.

Linda Martinez-Saville asked, "what are the County's issues with opening the Oxbow jail".

Mayor Dolan reported that the County had a study done and the consultant, who performed that study, reported that people shouldn't be jailed for minor crimes. Mayor Dolan explained that what was talked about was diverting people from jail, to drug rehabilitation centers, etc., but explained that it really is a money issue. The County Council has not been willing to budget for the expansion of the County Jail, or opening Oxbow jail.

- c) **Mayor Dolan** reported that a meeting was held with the development team that is discussing developing some areas around the stadium. More information will be brought back to the Council at a later date.

10. CAO'S REPORT

- a) **Scott Bond**, Assistant CAO, reported that only one council member can attend the scheduled trip to

Chicago to visit art facilities, the second week of January. He reported that there are arrangements made to visit 9 different venues. He feels that it is important for Council members to attend. He suggested 2 options: first, that the visits could be scheduled a few weeks later for January 31st; second not going at all. If scheduled for the 31st, perhaps 3 council members could attend.

11. **COUNCIL OFFICE DIRECTOR'S REPORT**


- a) **Phil Glenn** passed out calendars updating the council for the next several weeks, along with two financial disclosures to retain legal counsel.
- b) **Phil Glenn** reminded the Council of the State Statute requiring Oath of Office swearing in for the re-elected council members, on the first Monday of the Year. He explained that with the holidays, the first available Monday would be January 7th.
- c) **Phil Glenn** reminded the Council of Local Officials Day on January 23rd.

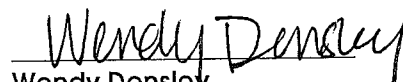
12. **OTHER COUNCIL BUSINESS**

- a) **Chris McCandless** explained that he has done some research and read several articles on the Real Estate market. He is concerned that our revenue projections are based in part on real estate marketing trends and what happens with our developments in the area. He reported that in the Utah Housing Market Study, Commerce CRG put together a Utah's Economy report through November 2007, and made some projections for 2008. This also included a few other reports and projections for the upcoming year. He would like to get a copy of these reports to the Administration and have them look at these numbers and see how it might impact our budget for the upcoming years.
- b) **Chris McCandless** suggested the City, and the Redevelopment Agency, explore purchasing key parcels within the City, and taking a commanding role to have more control on what happens with these parcels.

At approximately 8:50 p.m., Scott Cowdell made a motion to adjourn Council Meeting, motion seconded by Steve Smith.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.


Bryant F. Anderson
Council Chairman


Wendy Densley
Council Office Executive Secretary

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Historic Sandy Community Center Needs Assessment

Prepared by:

Katie McCarthy, Alicia Brown, Holly Hilton & Mike Florence

FINDINGS:

- 63% of respondents are aware of the Sandy Club for Boys & Girls

- 70% of respondents are aware of the Copperview Recreation Center

- 56% of respondents are interested in a community center

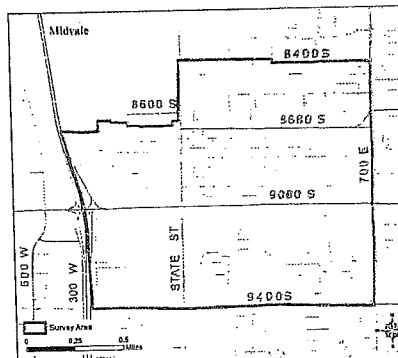
- Exercise equipment, fitness classes & job training/education top the list of desired services

- Of those interested in every service, the majority are willing to pay user fees for access

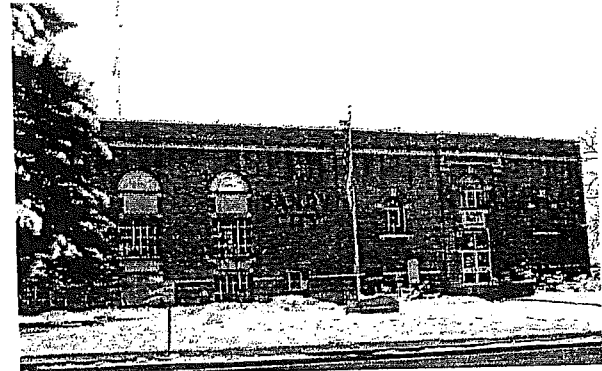
- 37% of respondents support using taxes for a community center

Currently, the "Old Sandy City Hall" houses the Parks and Recreation offices and Sandy Club for Boys and Girls after school programs. In the near future, the Parks and Recreation Staff will be moving their offices to the newly constructed Alta Canyon Sports Center. Sandy City is considering using this building for a new community center.

In October of 2007, Sandy City collaborated with students from the University of Utah as part of the Policy Evaluation PADMN 6953 course, to survey residents about their interest in a community center. The target population for the survey was residents that live within the boundaries from 700 East to I-15 and from 8600 south to 9400 South, also known as Historic Sandy.



Survey Area



The "Old Sandy City Hall" currently houses the Sandy City Parks & Recreation Building

The survey was constructed to help Sandy City answer the following questions:

- What is the current awareness and use level of the Copperview Community Center or the Sandy Club for Boys and Girls?
- Are historic Sandy residents interested in having a community center in their neighborhood?
- If a community center was provided, what services are most desired?
- Are residents willing to pay user fees for these services?

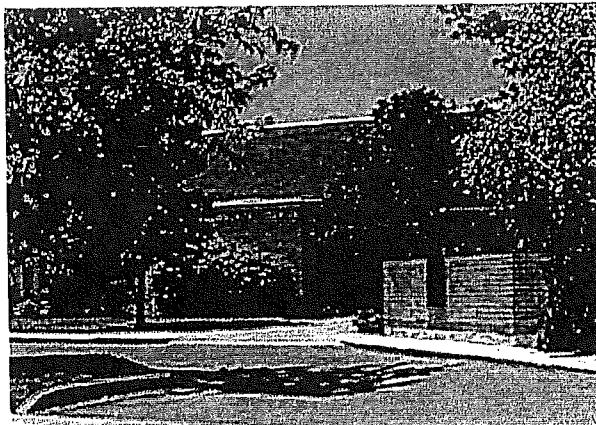
A telephone survey was created and contracted to Target Interact. Respondents were randomly selected from a telephone list of approximately 900 residents provided by Sandy City. In total, Target Interact completed 251 surveys, resulting in a response rate of 28%. Target Interact reported a confidence interval of plus or minus 6%.

Responses to demographic questions from the survey were compared to 2000 census tract data for Historic Sandy to determine if it was a representative sample. In terms of average household size, household income, and percentage of households with children, the sample matches well with census data. Respondent age was higher in the sample, as was the percentage of households with senior citizens. (Please see Tables 1a-1e in the Appendix for further information)

Awareness & Use of Current Programs

In order to assess the needs of the community, it was important to first determine whether the citizens' needs were already being met by existing programs and facilities. This was done by asking survey respondents about their knowledge of the Sandy Club for Boys & Girls and the Copperview Recreation Center. Current awareness of the Sandy Club for Boys & Girls is fairly high, at 63% of those surveyed, and of those aware of the current program, 13% currently participate. Over two-thirds of respondents (70%) are currently aware of the Copperview Recreation Center, with utilization of the facility at 24% of those already aware.

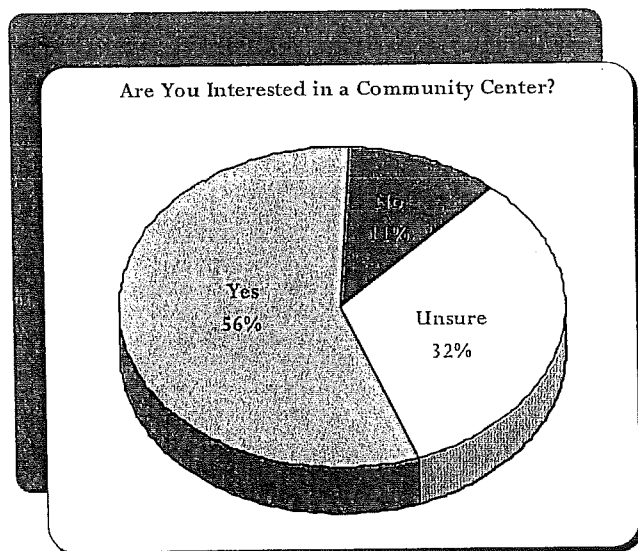
Considering the brevity of the question, a sizable proportion of those who were *not* already aware of Sandy Club for Boys & Girls and Copperview Recreation Center indicated that they would now utilize them. When respondents who did not already know of the boys & girls club were asked if they would utilize the service now that they had been informed of its availability, 18% indicated they would now consider using the program. Of those who were not previously aware of the Copperview Recreation Center, 41% expressed interest in now using the facility.



Copperview Recreation Center

It is interesting to note that the lower three income brackets (those with annual household incomes less than \$75,000) have higher awareness, use, and projected use of the Sandy Club for Boys & Girls. This same group also is most aware of Copperview and have the highest current use. However, those who intend to use the facility now they are aware of it are fairly evenly distributed across income. (Please see Tables 2-5 in the Appendix for further information)

Overall Interest in a Community Center



Keeping in mind that the question was posed to respondents prior to any program-specific questions, the majority of the sample (56%) is interested in having a community center in Historic Sandy. Of those interested in a community center, most fall within the \$50,000 to \$75,000 household income category, with over 65% of respondents in the category indicating an interest. Interest in a community center is also very strong among respondents between 18 and 29 years of age (71%).

To further define the type of population who would be interested in a community center in Historic Sandy, the sample was also broken down into respondents who have children and/or senior citizens in the household. Of those households with children under the age of 18, 62% were interested in a community center, a notable increase over the 56% seen for the total sample. However, there was little difference in interest between the overall sample and those respondents who have senior citizens in the household, at 55%. (Please see Tables 6-9 in the Appendix for further information)

Interest by Type of Potential Service/Program

After establishing the level of interest in the general concept of community center in Historic Sandy, it was important to determine the types of programs and services desired by the community. This would provide Sandy City with the information necessary to determine whether their vision of a community center would also meet the needs of their citizens.

The services with the greatest interest for survey respondents were access to exercise equipment at 73%, and fitness classes at 67%. Interest in both services was particularly high for those respondents age 18 to 29, with 89% in the age category interested in access to exercise equipment and 76% interested in fitness classes. In terms of the interest level by annual household income (HHI), 91% of those respondents with HHIs between \$75,000 and \$100,000 are interested in exercise equipment. The highest interest in fitness classes (75%) is seen for those respondents with HHIs of \$25,000 to \$50,000.

The third highest ranked service was education and job training, with 63% of respondents interested. Education and job training was slightly more popular for

those between the ages of 30 to 49 (69%). However, when broken down by income there was a substantially higher interest for those in the \$75,000 to \$100,000 category (80%).

Services with Highest Interest	
	Very & Somewhat Interested
Exercise Equipment	182 73%
Fitness Classes	167 67%
Education & Job Training	159 63%

Interest in the remaining ten services ranged from 58% to 30%. At 30%, interest was lowest for child care. Furthermore, there were no age categories or income groups in which a majority of respondents were interested in the provision of child care. (Please see Tables 10-12 and Graph 1 in the Appendix for further information)

Willingness to Pay

Overall, the majority of those interested in any program or service expressed a willingness to pay some type of user fee for each service. Of those interested in each service, willingness to pay ranged from a low of 64% to a high of 95%.

Though the overall interest in a health clinic was ranked in the middle of respondents' priorities for a community center at 55%, of those interested the willingness to pay for the services was the highest at 95%. Willingness to pay for health clinic services was highest for those between 18 and 29 years of age (100%) and for those with \$25,000 and \$50,000 HHIs.

The second highest willingness to pay was seen for fitness classes at 93% of those interested in the service. Those respondents age 50 to 64 were the most willing to pay the suggested \$3 to \$6 per class user fee (98%). Of those with \$50,000 to \$75,000 HHIs who were interested in fitness programs, 100% were willing to pay the user fee to participate.

Looking beyond user fees, respondents were also asked if they thought taxes should be used for a commu-

nity center given all the other needs of the community. As there was no specific dollar amount specified, it was not surprising that 43% of respondents were unsure. Though even with the lack of specificity, 37% of respondents stated they support use of taxes for a community center. (Please see Tables 10-12 and Graph 1 in the Appendix for further information)

Given All the Needs of a Community,
Should Taxes be Used for a Community Center?

